

# Congress

Community · AZ · Arizona · Yavapai County

BALANCED MARKET

**\$213K**

MEDIAN SALE PRICE

**-3.3%**

1-YR CHANGE

**63**

SALES (12 MO)

**\$364K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



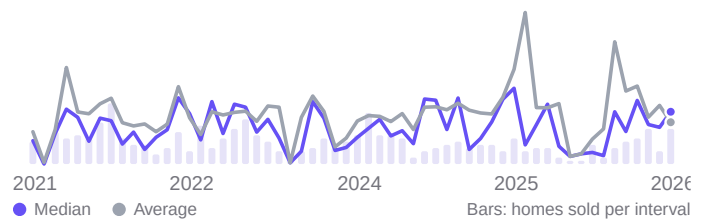
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$250K · Average \$209K

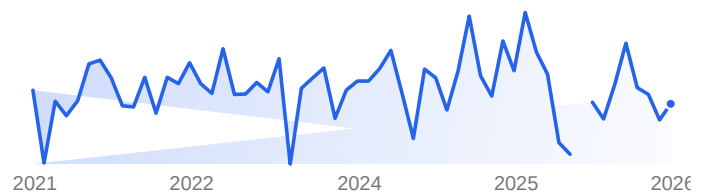
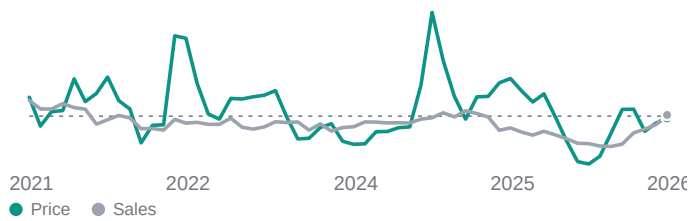


Growth (year over year)

Price -3.3% · Sales +1.6%

Price per square foot

\$176/ft²



Sale premium vs estimated value

-16.2%

Annual turnover (share of homes sold)

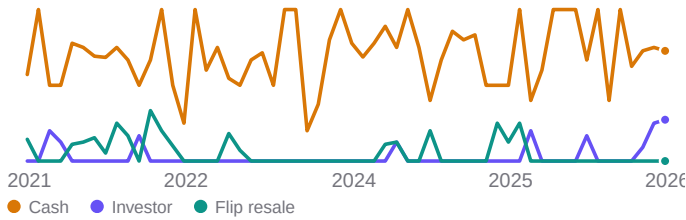
4.8%



## BUYERS & OUTCOMES

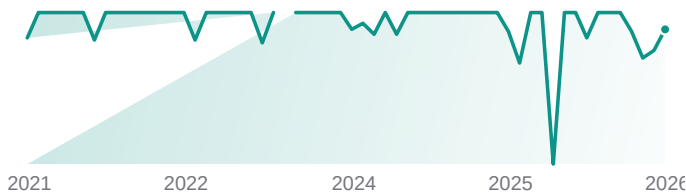
### Buyer mix

Cash 73% · Investor 27% · Flip resale 0%



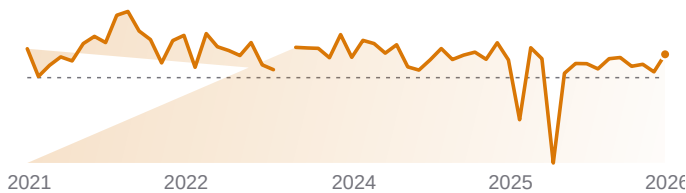
### Sellers who sold at a gain

89%

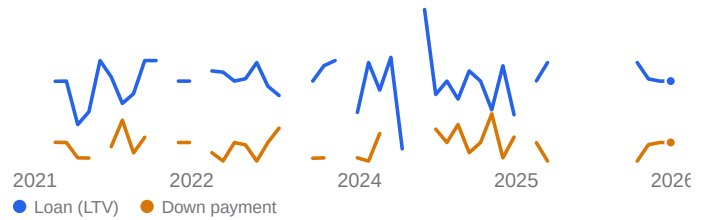


### Median annualized return at resale

+8.2%

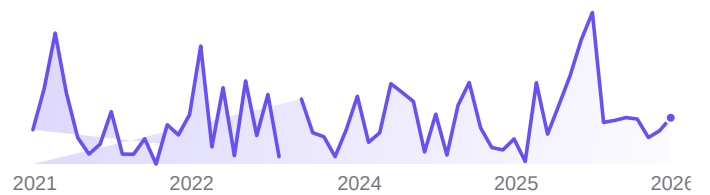


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

6.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,312     |
| Median value (AVM) | \$364K    |
| Median size        | 1,296 ft² |
| Median year built  | 1997      |
| Single family      | 34%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 73%     |
| Underwater (LTV 125% or more) | 1.0%    |
| Owner occupied                | 27%     |
| Company owned                 | 19%     |
| Median loan-to-value          | 23%     |
| Typical ownership tenure      | 8.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,931    |
| Density                          | 51 / mi² |
| Median household income          | \$67K    |
| Average household income         | \$92K    |
| Crime index (US avg 100)         | 135      |
| Air pollution index (US avg 100) | 101      |
| Earthquake index (US avg 100)    | 69       |
| Homes occupied                   | 79%      |
| Bachelor's or higher             | 16%      |
| Poverty rate                     | 13.4%    |
| Unemployment                     | 0.6%     |
| Average temp                     | 63°F     |
| Annual precip                    | 16 in    |
| Sunshine                         | 86%      |

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.